

CITY COUNCIL REPORT



Meeting Date: October 22, 2013
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Ridge 7-ZN-2013

Request to consider the following:

1. Adopt Ordinance No. 4112 approving a zoning district map amendment from General Commercial District (C-4) to Highway Commercial District (C-3) finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, on a +/- 1.43 acre parcel located at 22001 N. Scottsdale Road.

Key Items for Consideration

- Conformance to 2001 General Plan
- Existing infrastructure sufficient to support proposed development
- Scottsdale Road frontage
- No public comment received by staff
- Planning Commission heard this case on September 25, 2013 and recommended approval with a unanimous vote of 7-0.

OWNER

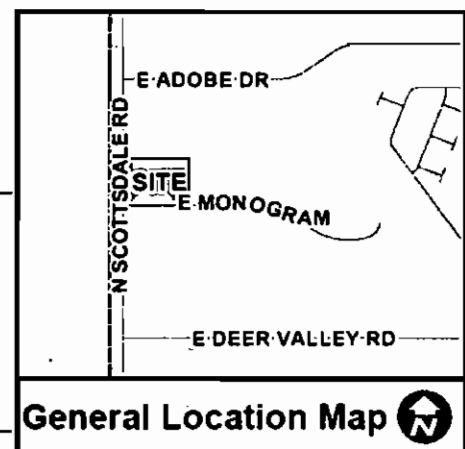
FNBN Properties
801-490-1003

APPLICANT CONTACT

Alexandria Schuchter
Diversified Partners
480-383-8188

LOCATION

22001 N Scottsdale Rd



BACKGROUND

General Plan

The General Plan was created as a tool for guiding future development and land use in the City of Scottsdale. The Land Use Element of the General Plan designates this property as Commercial. Properties with this designation supports uses that provide a variety of goods and services, including retail, major single uses, and shopping centers that serve community and regional needs. Community or regional commercial uses are typically located on arterial streets for high visibility and traffic volumes, and tend to function best when they are integrated with other uses in a mixed-use setting.

Zoning

Currently, the site is zoned General Commercial District (C-4). This district is intended to provide space for the heaviest types of commercial uses found in the City, including light manufacturing, wholesaling, and vehicle sales and rentals with vehicle repair. The site was originally part of a larger area (approximately 21 acres) that was rezoned to C-4 in 1989. At that time, the zoning was designated as "Conditional", due to the amended list of permitted land uses approved as part of the zoning case (39-ZN-1989). The previously approved rezoning case for the subject site made it a point to amend the Use Regulation to allow uses, within any building located within twenty (20) feet of the southern property line, to only the C-4 uses which were also found in the C-3 zoning category.

Context

The subject property is located approximately 600 feet north of the northeast corner of N. Scottsdale Road and E. Deer Valley Road in the Scottsdale Ridge commercial center. To the north is an existing carwash, zoned General Commercial District (C-4), to the east is office/warehouse, zoned General Commercial District (C-4), and to the south is a bank, zoned Commercial Office District (C-O). To the west is the City of Phoenix. Please refer to context graphics attached.

Other Related Policies, References:

- Zoning Ordinance
- 2001 General Plan
- 39-ZN-1989: Rezone from Single-Family Residential District (R1-43) to multiple zoning districts.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to rezone the site from General Commercial District (C-4) to Highway Commercial District (C-3) to allow for a future two-story commercial building with surface and sub-grade parking. The building will likely be a mix of professional and medical office, with the potential for future retail or restaurant on the first floor. Currently, none of the potential uses for the building are allowed in the C-4 zoning district. The applicant indicates in their project narrative that the C-3 zoning is the best option for their purposes as it will allow the site to be developed for the "highest and best use" available.

Development Information (for proposed C-3 zoning)

- Existing Use: Vacant
- Proposed Use: Office
- Buildings/Description: Two-story building, with surface and sub-grade parking
- Parcel Size: +/- 62,290 square feet (1.43 acres)
- Floor Area Ratio Allowed: 0.80 (50,116 square feet)
- Floor Area Ratio Proposed: 0.42 (21,475 square feet)
- Building Height Allowed: 36 feet
- Building Height Proposed: 33 feet
- Parking Required: 79 spaces
- Parking Provided: 83 spaces (53 surface, 30 sub-grade)
- Open Space Required: 11,276 square feet
- Open Space Provided: 14,744 square feet
- Frontage Open Space: 5,638 square feet required
- Frontage Open Space: 11,326 square feet provided

IMPACT ANALYSIS

Land Use

The 2001 General Plan Land Use element encourages “transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods”, as well as “location of employment uses where impacts on residential neighborhoods is limited and access to available at citywide and regional levels”. The proposed project works contextually with the already completed projects that make up the Scottsdale Ridge development, and brings diversity of uses to the area while minimizing strain on existing infrastructure.

The Economic Vitality Element encourages “a diversity of businesses that contribute to Scottsdale’s sales and property tax base”, as well as “fostering new and existing economic activities and employment opportunities that are compatible with Scottsdale’s lifestyle”. This includes, but is not limited to, medical, educational, cultural or recreational amenities for the community. Additional goals of the Economic Vitality element include nurturing and supporting “established businesses as well as new businesses”, and ensuring “adequate opportunities for future and expanded commercial and business activity throughout the community.

The proposed rezone aligns with the General Plan by maintaining the designation of the site as Commercial, which is consistent with the intended use as indicated in the Land Use Element. During the visioning process for the General Plan, several guiding principles were established, with a focus on “character and quality” of development. One objective is to “support economic vitality”. The proposed project will occupy the last remaining vacant parcel in the Scottsdale Ridge development, and will increase the availability of professional and medical office space for the development;

which will in turn increase the economic vitality of the project by strengthening the employment base for the area. The site's location on a Major Arterial (Scottsdale Road) and its proximity to uses of similar or greater intensity would suggest this site is an appropriate location for a range of commercial uses from office to retail.

Traffic/Trails

The site is located on N. Scottsdale Road, which is classified as a Major Arterial in the Transportation Master Plan. As part of this request, the applicant submitted an update to the Trip Generation Analysis for Scottsdale Ridge, which has been reviewed and approved by the City's Traffic Engineering Department. The proposed rezoning will not require any additional off-site improvements. Access to the site is provided by a shared private driveway off E. Monogram Drive that is also a dedicated Emergency and Service Vehicle Access Easement. No direct access to Scottsdale Road is provided or proposed as part of this project.

Traffic/Scenic Corridor

An existing 60-foot wide Scenic Corridor on the site includes a six-foot wide multi-use path and the applicant is proposing a minimum six-foot wide internal sidewalk that will connect the site to the path in the Scenic Corridor.

Water/Sewer

Water and sewer infrastructure for the Scottsdale Ridge project is approved as part of a previous master plan. No Basis of Design Reports are required, nor are any upgrades to existing infrastructure necessary to accommodate this project, per the Water Resources Division.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability to provide emergency services. The nearest fire/police station is located at 23555 N. Pima Road, approximately 2.2 miles from the site.

Community Involvement

Property owners within 750 feet of the site have been notified and the site is posted with the required signage. The applicant held two Open Houses, both at the Appaloosa Library located at 7377 E. Silverstone Drive; one on April 24, 2013 and one on July 1, 2013. There was no one in attendance at either of the open houses.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this on September 25, 2013 and recommended approval per the attached stipulations with a vote of 7-0.

Recommended Approach:

Staff recommended that the Planning Commission determine that the proposed zoning map amendment is consistent and conforms to the adopted General Plan, and make a recommendation to city council for approval, per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4112 approving a zoning district map amendment from General Commercial District (C-4) to Highway Commercial District (C-3) finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, on a +/- 1.43 acre parcel located at 22001 N. Scottsdale Road..

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



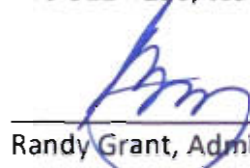
Jesus Murillo, Report Author

10/8/2013
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/4/2013
Date



Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

10/8/13
Date

ATTACHMENTS

1. Ordinance No. 4112
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Conceptual Site Plan
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. September 25, 2013 Planning Commission Minutes

ORDINANCE NO. 4112

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 7-ZN-2013 FROM GENERAL COMMERCIAL DISTRICT (C-4) TO HIGHWAY COMMERCIAL DISTRICT (C-3) ZONING ON A 1.43 +/- ACRES SITE LOCATED AT 22001 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a hearing on September 25, 2013;

WHEREAS, the City Council held a hearing on October 22, 2013; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 3-ZN-2013.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 1.43 +/- acre located at 22001 N. Scottsdale Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from General Commercial District (C-4) to Highway Commercial District (C-3) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 22nd day of October, 2013.

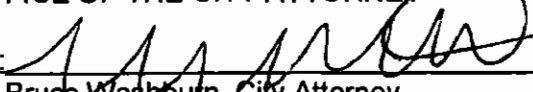
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney

Stipulations for the Zoning Application:

Scottsdale Ridge

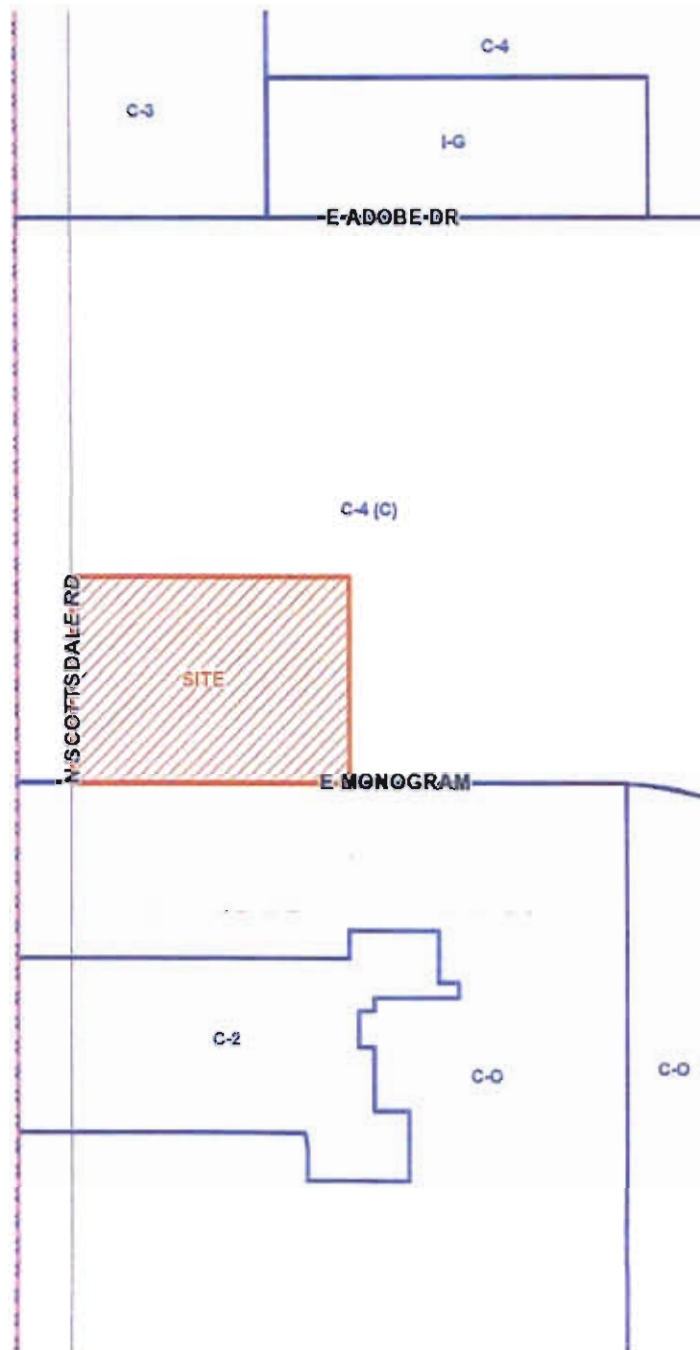
Case Number: 7-ZN-2013

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

INFRASTRUCTURE AND DEDICATIONS

1. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. **CROSS-ACCESS EASEMENT.** With the Development Review Board application, the property owner shall dedicate a Cross-Access Easement over the entire width of the site driveway where the driveway connects with the parcel to the north.
 - b. **SITE ACCESS.** No new vehicular access points to N. Scottsdale Road or E. Monogram Drive shall be constructed as part of this project.
 - c. **PEDESTRIAN CIRCULATION.** With the Development Review Board application, the developer shall provide pedestrian connections, a minimum of six feet in width, connecting the site to the existing sidewalks/trails on the parcel to the north, E. Monogram Drive to the south, and N. Scottsdale Road to the west.

Zoning Map



7-ZN-2013
EXHIBIT 2
Ordinance No. 4112

Additional Information for:
Scottsdale Ridge
Case: 7-ZN-2013

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** Each element of this zoning case, including density/intensity, lot/unit placement, access and other development contingencies, may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. pedestrian and vehicular circulation,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. landscaping in the scenic corridor, and
 - d. storm water management systems
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **DRAINAGE REPORT.** In the final drainage report, the owner shall provide:
 - a. A separate Grading and Drainage plan showing the 1993 contours, as they relate to the underground parking garage to accompany the Grading and Drainage plan showing the existing contours.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
6. **UNDERGROUND STORMWATER STORAGE.** With the Development Review Board application, the property owner shall dedicate a Drainage Easement over all underground storage facilities. The easement shall extend beyond the limits of the storage facility a minimum distance of five feet on all four sides of the facility



Nationwide Real Estate Services

SCOTTSDALE RIDGE LAND DEVELOPMENT

Request to Amend Zoning

Case No. 7-ZN-2013

APPLICATION NARRATIVE

Northeast Corner of Scottsdale Road and Monogram Drive

Introduction

Diversified Partners is proposing to construct a two-story office building in north Scottsdale at the northeast corner of Scottsdale Road and Monogram Drive. The office building will provide 10,530 square feet of general office space and 10,945 square feet of medical office space, for a total of 21,475 square feet. The building will be located on a 1.43-acre roughly square vacant lot. The primary materials for the project will be painted concrete masonry and glass, with various metal canopies and shade devices.

The proposed building is located at the southwest corner of the lot. This location provides for the best access from the adjacent developments and allows for optimal site parking and circulation. Additionally, below-grade parking is proposed below the building footprint. Fifty-five parking spaces are proposed above grade and 30 spaces are proposed for the below-grade parking.

The construction of the proposed office building will complete the development of the Scottsdale Ridge area. The parcel is the last remaining undeveloped site in the Scottsdale Ridge area, which extends from Deer Valley Road (an Activity Center for the Growth Area) to Adobe Drive, and from Scottsdale Road to the Silverado residential subdivision. The developed areas of Scottsdale Ridge consist of office buildings, medical offices, and professional services.

The proposed building is accentuated with a regionally appropriate landscape palette composed of low-water use trees, shrubs, groundcovers and accent plants that will not only address the architecture of the building and provide shade for visiting clientele, but will help to blend the building into the existing context of the site, including existing development adjacent to this project as well as the existing landscape within the scenic corridor along Scottsdale Road.

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Phone: (480) 947-8800 Fax: (480) 947-8830



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Request

To develop the property for the highest and best use as intended, Diversified Partners is requesting rezoning from C-4 to C-3 for the proposed development based on the intended uses by the user(s) and creating a greater mix of uses in harmony with the surrounding properties. The proposed building will be a mix of office, medical office, and potentially retail and/or restaurant which are all permitted under the C-3 District. These mix of uses will add a work/play relationship with the surrounding Scottsdale Ridge developments.

The C-4 District is intended to provide space for the heaviest type of commercial activities found in the city, including light manufacturing, warehousing, wholesaling and vehicle leasing, rental, sales and repair.

The C-3 District is intended to permit most types of commercial activities located along major streets, of which this case is located on Scottsdale Road, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

General Plan Conformance

The property is designated as Commercial on the General Plan. Below is a sampling of the goals the project exceeds or conforms to:

Land Use Element

- Land uses should respect the natural and man-made environment,
- Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment.
- Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.
 - Response: The proposed project works in context with the already completed Scottsdale Ridge area sites and brings some diversity of uses to the area while minimizing the strain on infrastructure, as no new roads or associated improvement will be required to serve it, beyond the improvements the Developer is implementing.

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

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- Response: The proposed project is situated along Scottsdale Road and develops the last undeveloped property of the Scottsdale Ridge area. As previously highlighted, this project proposes development in an area that minimizes strain on infrastructure and guides growth to an intense growth area with existing city services.

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.
 - Response: By rezoning the property to C-3 District, the potential exists to bring some diversity of uses to the area and, in doing so, creates opportunities to encourage users of the surrounding developments to limit their automotive trips throughout the day.

Economic Vitality Element

3. Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- Nurture and support established businesses as well as new businesses.
- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.
- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.
- Develop existing and attract new high value/low impact businesses.
 - Response: The proposed rezoning will help to bring a variety of new businesses to the Scottsdale Ridge area by providing additional uses that are not offered in the surrounding development.

4. Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

- Target specific economic sectors for expansion or relocation in Scottsdale that will provide for the greatest positive impact and the fewest negative impacts. These include medical and health care services, biomedical research and development, technology related research and development, business and professional services, administrative offices, corporate and regional headquarters.
- Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive economic impact. This would include those businesses that provide medical, educational, cultural or recreational amenities for the community.

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- Response: A majority of the proposed project is medical office and professional services. The proposed change in zoning will enable a mixture of employment opportunities at the proposed project that is encouraged in the General Plan and not offered elsewhere in the Scottsdale Ridge area.

7. Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
 - Response: As noted, the proposed project is the last undeveloped property in the Scottsdale Ridge area, which is all zoned for commercial development, and well located on Scottsdale Road to provide additional employment opportunities to the community.

Growth Areas Element

3. Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

- Achieve meaningful open space as an integral part of activity cores and conserve significant natural resources and open space areas within growth areas.
- Provide open spaces in designated growth areas that encourage public gathering, enhance aesthetics, preserve view sheds, and serve as buffers between uses of significantly differing function and intensity.
 - Response: The development will further contribute open space areas by providing for the Scottsdale Road scenic corridor and large public plaza proposed for the entry of the building. The proposal also preserves views by placing a large portion of the parking underground.

Community Mobility Element

2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

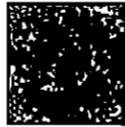
- Improve air quality, by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips.
 - Response: As highlighted previously, the proposed project is the last undeveloped property in the Scottsdale Ridge area. The hope is that new commercial uses will help minimize daily automotive generated trips by its mixed-use nature when combined with the surrounding properties.

7. Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

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DIVERSIFIED PARTNERS

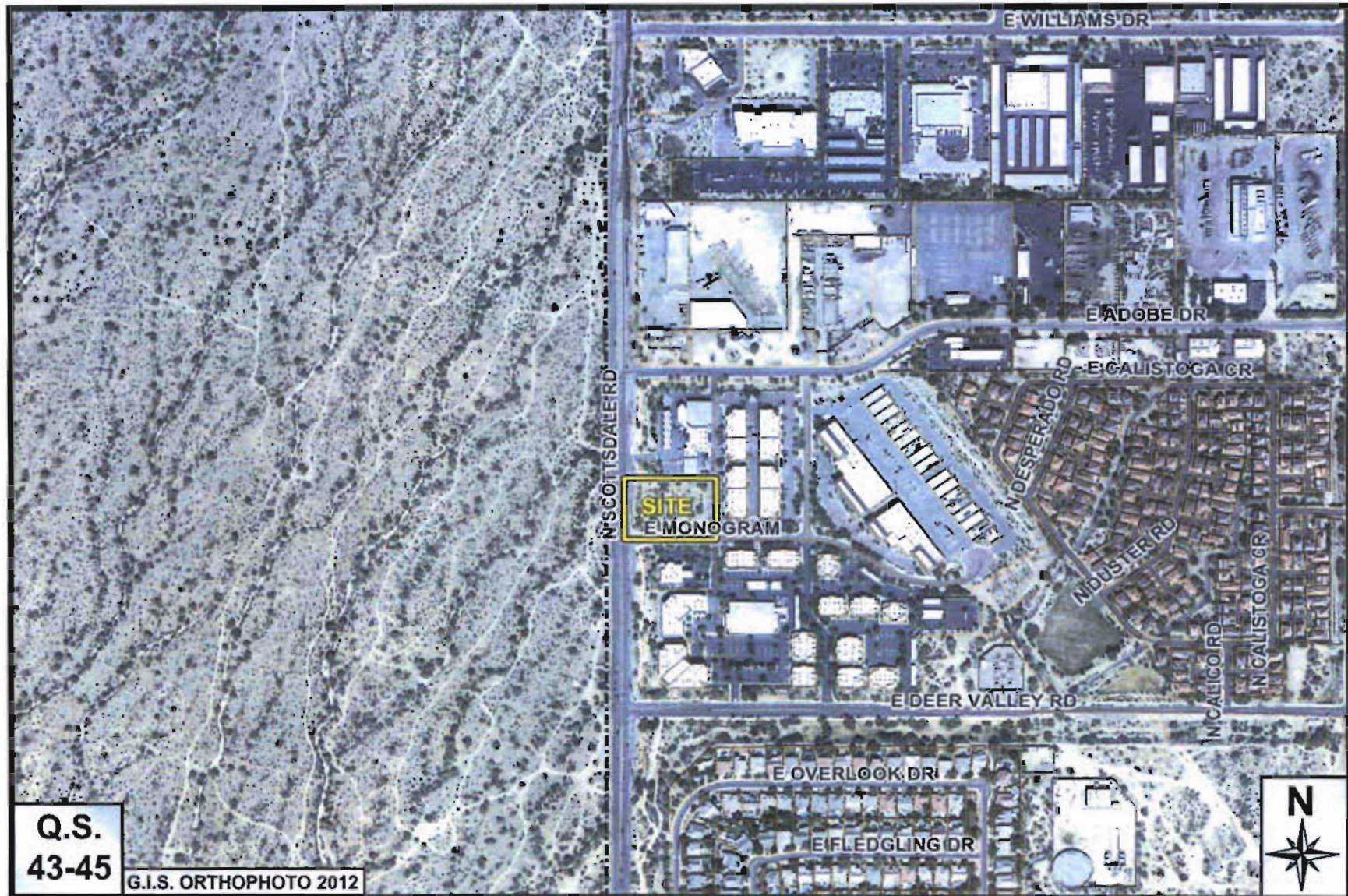
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- Celebrate and define a unified identity for Scottsdale by incorporating a consistent palette of colors and materials and using public art to creatively address infrastructure, such as sound walls and bus bays along citywide street networks.
- Promote comfortable alternative paths and trails by providing shade trees, canopies, cooling/misting systems and other options.
 - Response: As previously stated, the proposed project will use a consistent palette of materials for the building, hardscape and the landscaping, and also will be integrated with the Scottsdale Road scenic corridor.

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Scottsdale Ridge Rezoning

7-ZN-2013

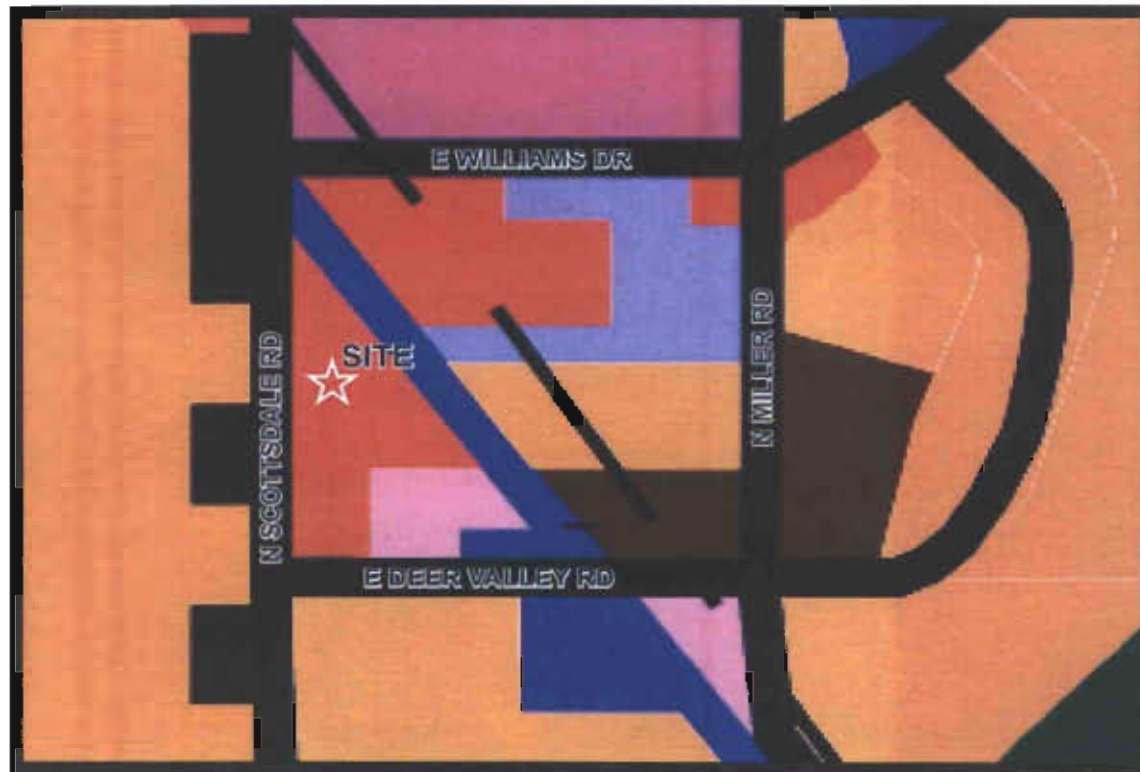


Scottsdale Ridge Rezoning

7-ZN-2013

ATTACHMENT #4A

Existing General Plan Land Use Map



7-ZN-2013

ATTACHMENT #5



MEDICAL OFFICE BUILDING
NEC SCOTTSDALE ROAD AND MONOGRAM DRIVE
SCOTTSDALE, ARIZONA
RCAA PROJECT #13084

SITE PLAN

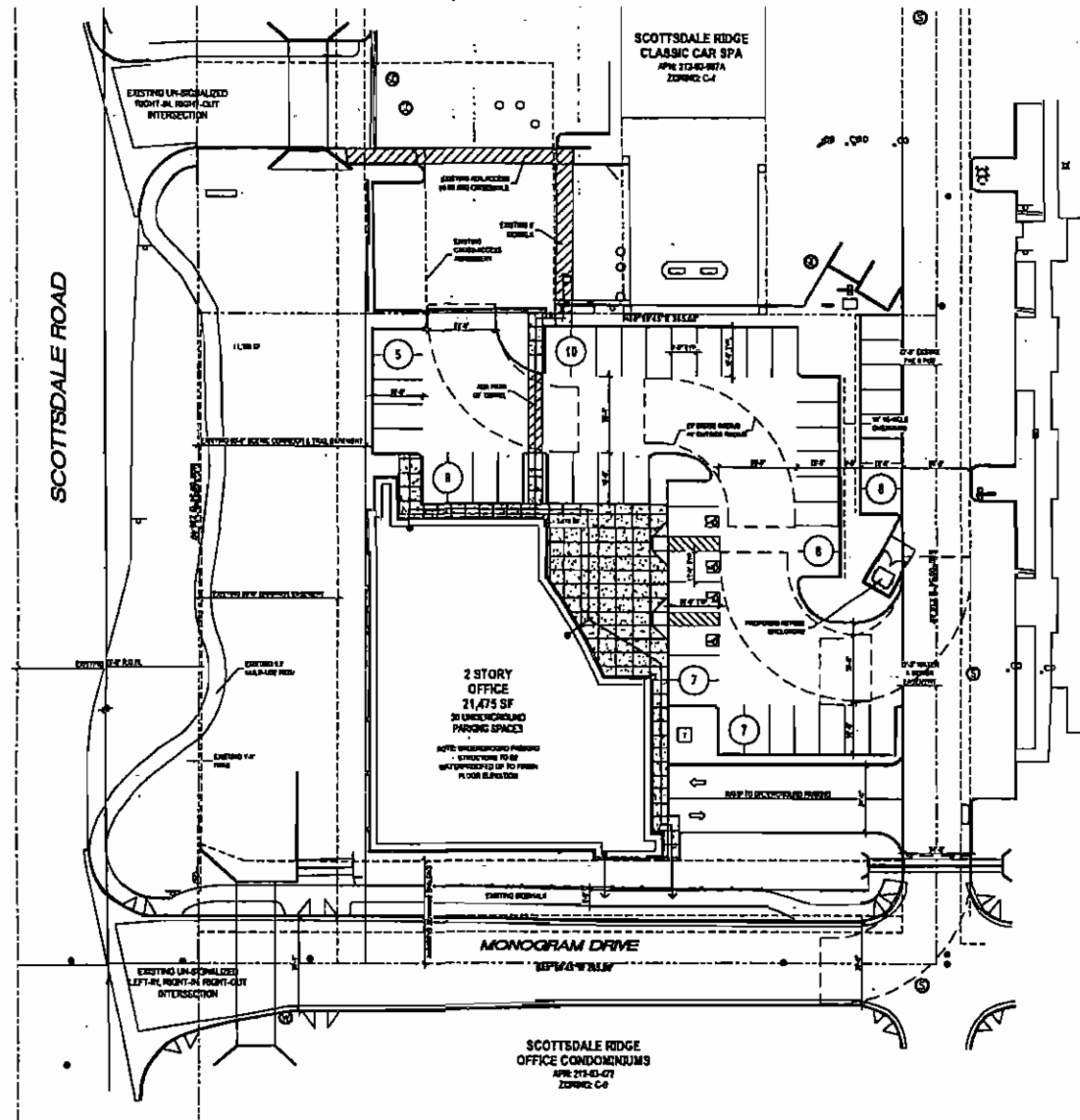
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and Associates, Inc.**
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SITE DATA

APR:	213-03-04H, 213-03-07I
EXISTING ZONING:	C-4
PROPOSED ZONING:	C-3
NET SITE AREA:	1.438 ACRES (62,046 S.F.)
FAR LER:	90,119 S.F.
PROPOSED USE:	GENERAL OFFICE/MEDICAL OFFICE
BUILDING A:	21,475 S.F.
SITE COVERAGE:	11.3 %
BUILDING HEIGHT ALLOWED:	30'
BUILDING HEIGHT PROPOSED:	32' 4"
BUILDING SETBACKS REQUIRED:	
FRONT YARD:	0'
REAR YARD:	0' (BETWEEN COMMERCIAL)
BUILDING SETBACKS PROPOSED:	
FRONT YARD:	0'
REAR YARD:	0'
OPEN SPACE REQUIRED (FLUPE):	0.843 S.F.
PER OF NET AREA PLUS 1% FOR EACH	
FOOT 1' ABOVE 17' IF BUILDING HEIGHT	
OPEN SPACE PROVIDED:	14,744 S.F.
FRONTAGE OPEN SPACE REQUIRED:	4,323 S.F.
FRONTAGE OPEN SPACE PROVIDED:	11,328 S.F.
TOTAL PARKING REQUIRED:	71 SPACES
BUILDING A (21,475 S.F.)	
GENERAL OFFICE (21,475 S.F.) @ 1,000 = 21 SPACES	21 SPACES
MEDICAL OFFICE (21,475 S.F.) @ 1,000 = 21 SPACES	21 SPACES
TOTAL PARKING PROVIDED:	30 SPACES
ON-GRADE	30 SPACES
UNDERGROUND	0 SPACES
ACCESSIBLE SPACES REQUIRED:	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES



May 15, 2013

Suite 300
7740 N. 16th Street
Phoenix, Arizona
85020

Ms. Alexandra Schuchter
Diversified Partners, LLC
7500 E. McDonald Drive, Suite 100A
Scottsdale, AZ 85250

Re: Traffic Statement for Office Development at the NEC of Scottsdale Road
and Monogram Drive, Scottsdale, Arizona.

Dear Ms. Schuchter:

This letter outlines our findings regarding the traffic generation comparison of the currently proposed office/medical office site plan for the 1.43 acre parcel at the immediate northeast corner of the intersection of Scottsdale Road and Monogram Drive. The trip generation is compared to the original calculations prepared for the same parcel as a portion of a larger 11.7 acre parcel previously approved for a commercial land use.

The 1.43 acre parcel was originally included in a larger parcel which was evaluated in a traffic analysis prepared for the 60 plus acre parcel which encompassed the area north of Deer Valley Road between Scottsdale Road and Miller Road. In the previous traffic analysis, the subject property was included as part of a larger 11.70 acre parcel identified as (Comm. West) accommodating 143,000 square feet of building area with an ITE Land Use Code of 820 - Shopping Center. Using trip rates provided in the Institute of Transportation Engineers' Trip Generation, 9th Edition, the number of trips generated for the entire 11.7 acre parcel under the original land use was calculated. After determining the proportion of trips generated by the 1.43 acre portion of the 11.7 acre total (approximately 12%), it was concluded that the site under review accounted for 746 daily trips out of the total 6,108 trips generated by the overall site in the previous analysis. These calculations are shown in the attached summary.

The current plan for the 1.43 acre site anticipates a total building area of 21,475 square feet with approximately half of the area expected to be developed as general office, ITE Land Use Code 710, and the other half proposed for medical office ITE Land Use Code 720. The trip generation calculations show that the proposed mix of office uses under the current plan would generate 514 daily trips. The attached summaries document that the change in land use from



the assumptions in the original Traffic Access Study, a copy of which is attached, results in the daily trip generation for 1.43 acre parcel being reduced by over 230 total trips.

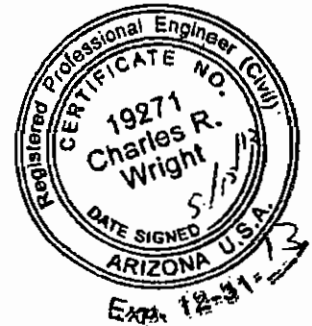
Based on these calculations, the proposed 1.43 acre office land plan will generate 230 fewer daily trips when compared to the number of trips generated under the original traffic analysis for the site. The AM peak hour trips are slightly higher than the previous land use and the PM peak hour trips are approximately the same.

If you have any further questions please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Charles R. Wright, P.E.



K:\PHX_Traffic\0008092\CRW\Scottsdale and MonogramTripgen_Comparison.doc



Nationwide Real Estate Services

Neighborhood Meeting Notes

RE: Scottsdale Ridgeland
Project at 22111 North Scottsdale Road
Case: 199-PA-2013

Date Held: May 7, 2013
Time: 5:30pm to 6:30pm
Location: Appaloosa Library
7377 E. Silverstone Drive
Scottsdale, AZ 85255
(480) 312-7323

Number of
Participants: 0

Notification letters for invitation to the first Neighborhood Meeting were postmarked and sent Wednesday, April 24, 2013 via ground mail. This was the only notice given to neighbors regarding the meeting.

Upon holding the first Neighborhood Meeting we received no participants. A second meeting will be held after the submittal.

Brokerage • Leasing • Management • Development
7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830

ATTACHMENT #8

7-ZN-2013
5/15/2013



Nationwide Real Estate Services

July 1, 2013

Dear Neighbor:

The purpose of this letter is to inform you that Diversified Partners has filed a request to rezone the property at North Scottsdale Road and Monogram Road from a C-4 to C-3 zoning, rezoning case number 7-ZN-2013. The proposed project would include a new 18,000 – 23,000 square foot building along the Scottsdale Road Scenic Corridor. The building layout is currently being explored as a two-story building, including either a shared lobby or individual suite entrances, with potential tenants ranging from medical office to other small businesses. Please be advised that a second open house is scheduled for you to learn more about the project and voice any comments or concerns:

When: Wednesday, July 17th, 5:45-6:45 PM

Where: Appaloosa Library
7377 E Silverstone Drive
Scottsdale, AZ 85255
(480) 312-7323

You may also make your feelings known on this case by contacting City of Scottsdale Planning Staff - Jesus Murillo at (480) 312-7849 or jmurillo@scottsdaleaz.gov.

Attached is a copy of the subject property location.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-383-8188 or alexandra@dpcr.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alexandra', with a stylized flourish at the end.

Alexandra Schuchter
Diversified Partners

Brokerage • Leasing • Management • Development

7500 E. McDonald Drive, Suite 100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830



DIVERSIFIED PARTNERS

Nationwide Real Estate Services

Neighborhood Meeting Notes

**RE: Scottsdale Ridgeland
Project at 22111 North Scottsdale Road
Case: 199-PA-2013**

**Date Held: July 17, 2013
Time: 5:45pm to 6:45pm
Location: Appaloosa Library
7377 E. Silverstone Drive
Scottsdale, AZ 85255
(480) 312-7323**

**Number of
Participants: 0**

Notification letters for invitation to the second Neighborhood Meeting were postmarked and sent July 1, 2013 via ground mail. This was the second notice given to neighbors regarding the meeting. The sign on the subject parcel was also updated to reflect the second neighborhood meeting location and time.

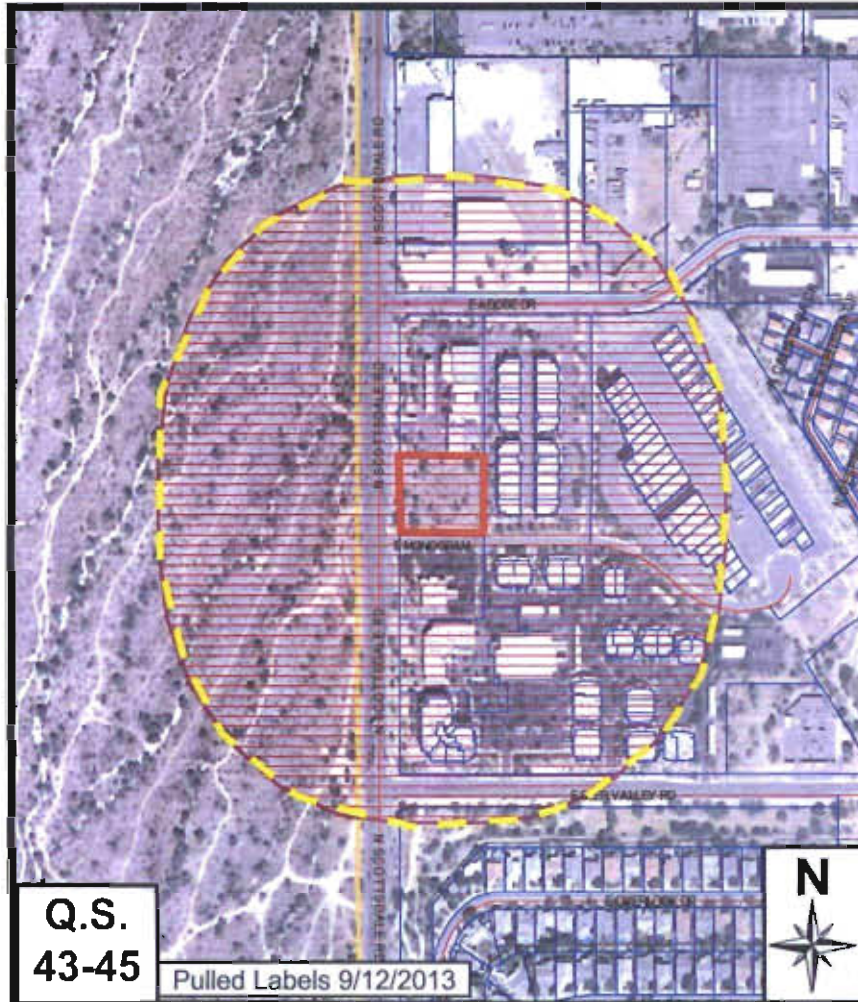
Upon holding the first Neighborhood Meeting we received no participants.

To date, we have received no phone calls or emails regarding the project.

Brokerage • Leasing • Management • Development
7500 E. McDonald Drive, Suite #100A Scottsdale, AZ 85250

Phone: (480) 947-8800 Fax: (480) 947-8830

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

7-ZN-2013

ATTACHMENT #9



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, SEPTEMBER 25, 2013

***DRAFT SUMMARIZED MEETING MINUTES**

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Michael Edwards, Commissioner
Erik Filsinger, Commissioner
Matt Cody, Commissioner
Jay Petkunas, Commissioner
David Brantner, Commissioner

STAFF: Tim Curtis
Sherry Scott
Greg Bloemberg
Frances Cookson
Karen Fitzpatrick

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of August 28, 2013 Regular Meeting Minutes including Study Session and approval of the September 11, 2013 Remote Site Hearing Meeting Minutes.

VICE-CHAIR GRANT MOVED TO APPROVE THE AUGUST 28, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION AND APPROVAL OF THE SEPTEMBER 11, 2013 REMOTE SITE HEARING MEETING MINUTES. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 7-ZN-2013 (Scottsdale Ridge)

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 7-ZN-2013, PER THE STAFF RECOMMENDED STIPULATION AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:02 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp